

## **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/ (954) 797-1103

**PREPARED BY:** David Abramson, Deputy Planning and Zoning Manager

**SUBJECT:** Quasi Judicial Hearing: Rezoning Application, ZB 5-1-08/08-87/Demayo/5880 Southwest 70th Avenue/Generally located on the eastside of Southwest 70th Avenue, approximately 450' north of Stirling Road

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** REZONING - AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 5-1-08, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM R-1, ESTATE DWELLING DISTRICT, TO AG, AGRICULTURAL DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (ZB 5-1-08, Demayo, 5880 SW 70 Avenue) Planning and Zoning Board recommended denial

**REPORT IN BRIEF:** The petitioner requests to rezone a portion (approximately 49,051 square feet) of the subject site from R-1, Estate Dwelling District, to AG, Agricultural District, to convert the site into a commercial nursery. The site meets the Agricultural District Land Development Code requirements for minimum lot area and lot frontage. In addition, agricultural uses are allowed within a Special Classification Residential 2 DU/Acre Future Land Use Plan Map category provided such use is compatible with and does not adversely affect the surrounding land for designated purposes.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:**

At the December 10, 2008 Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Chair McLaughlin, to deny. In a roll call vote, the vote was as

follows: Chair McLaughlin – yes; Vice-Chair Stevens – no; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. (**Motion carried 4-1**)

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Ordinance, Planning Report

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 5-1-08, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM R-1, ESTATE DWELLING DISTRICT, TO AG, AGRICULTURAL DISTRICT; AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed **FROM:** R-1, Estate Dwelling District **TO:** AG, Agricultural District; and,

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from R-1, Estate Dwelling District, to AG, Agricultural District;

- a. The rear/eastern portion (approximately 49,051 square feet) of the subject property as illustrated by proposed site plan modification application (SPM 5-3-08, Demayo) in Exhibit “2,” which is attached hereto and made a part hereof.

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as AG, Agricultural District.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.



**Proposed Use(s):**

Existing R-1 District:  
Proposed AG District:

Single-family residence  
Agricultural Nursery

**Proposed Density:**

n/a

		<u>Surrounding Land</u>		
<u>Surrounding Use(s):</u>		<u>Use</u>	<u>Plan</u>	<u>Map</u>
		<u>Designation(s):</u>		
<b>North:</b> DU/Acre	Single-family residence	Residential		1
<b>South:</b> DU/Acre	Shopping Retention	Special Class. Res.		2
<b>East:</b> DU/Acre	Single-family residence	Residential		1
<b>West:</b> DU/Acre	Nursery	Special Class. Res.		2
<u>Surrounding Zoning(s):</u>				
<b>North:</b>	R-2, Low Density Dwelling District			
<b>South:</b>	R-2, Low Density Dwelling District			
<b>East:</b>	R-2, Low Density Dwelling District			
<b>West:</b>	A-1, Agricultural District			

### Zoning History

**Related zoning history:**

Records indicate that the existing Future Land Use Plan Map designation was in place at the time of annexation.

**Concurrent Request(s) on same property:**

*Site Plan Application (SPM 5-3-08)*, the petitioner requests a site plan modification approval for an agricultural nursery on the eastern portion of the subject site.

### Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonment of Rights-of-Way*, the purpose of this division is to guide the processing and granting of rezoning, special permits, variances and vacations or abandonment of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

*Land Development Code (Section 12-24(A)), Agricultural (AG) District*, this district is intended to maintain, preserve and protect areas of the Town of Davie that are predominately in agricultural uses, and/or have historically demonstrated agriculture productivity. This district is designed to protect the agricultural industry from scattered residential development that displaces agricultural uses from substantial areas of productive agricultural land for a limited number of dwelling units by providing for lots on an acre in size or larger. This district is intended to maintain the rural character of the town and implement the Town of Davie Comprehensive Plan.



*Land Development Code (Section 12-34(B)(6)), Animals*, in the AG District, retail sales shall be limited to agricultural products grown, kept, or raised on-site, and shall be limited to a maximum of twenty-five (25) percent of the allowable build-able space on the site. The limitation on the size of building space shall not apply to farms used for an agricultural purpose in this district.

*Land Development Code (Section 12-81A), Conventional Single-Family Development Standards, AG, Agricultural District*, requires the following minimums: lot area of 43,560 square feet, 150' frontage, 20 percent maximum building coverage, and 35' maximum building height.

*Land Development Code (Section 12-32(A)) Table of permitted uses*, The term "agricultural uses" is to be defined to mean those activities within land areas which are predominantly used as farms, and for the cultivation of crops and livestock including, but not limited to: Cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 102.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, policy 5-2*: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Plan, Land Use Compatibility and Community Appearance, Policy 17-2*: No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-6*: Town land development regulations shall address incompatible land uses through requirements such as buffering and setbacks.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7*: Adopted land development regulations shall continue to set

forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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### **Application Details**

The petitioner requests to rezone a portion (approximately 49,051 square feet) of the subject site from R-1, Estate Dwelling District to AG, Agricultural District.

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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at 5230 University South Drive on July 17, 2008 and July 24, 2008. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**

The purpose of this request is to allow a portion of the subject site to be converted into a commercial nursery. According to the site plan/survey submitted by the petitioner, the site meets the Agricultural District requirements for minimum lot area and lot frontage. The agricultural zoning classification is compatible with the surrounding uses.

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-307(A)(1) for rezoning application. The Planning and Zoning Board shall make a recommendation upon the application to the Town Council, based upon its consideration of, where applicable, whether or not:

- (a) The proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The Comprehensive Plan allows parcels within the land use designation of Special Classification Residential 2 DU/Acre to be rezoned to AG, Agricultural District.*

- (b) The proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*Rezoning a portion of the subject site to AG, Agricultural District will allow a nursery. The rezoning is considered to be related and compatible with an existing nursery to the west, and will blend together with the surrounding low-density residential uses.*

- (c) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

*The boundary lines correspond to the proposed nursery portion.*

- (d) The proposed change will adversely affect living conditions in the neighborhood;

*Rezoning a portion of the subject site to AG, Agricultural District, is not expected to adversely affect living conditions in the neighborhood. The associated site plan modification adheres to residential development standards by providing required setbacks.*

(e) The proposed change will create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*Rezoning a portion of the subject site to AG, Agricultural District limits vehicle trips that may have occurred if the site density was developed at Residential 2 DU/Acre. Additionally, the types of uses allowed in agricultural zoning districts generally generate lower levels of traffic.*

(f) The proposed change will adversely affect other property values;

*Nursery uses in the Town of Davie are commonly located within low density residential areas, and should not have a negative impact on the value of the adjacent properties.*

(g) The proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations;

*Rezoning a portion of the subject site to AG, Agricultural District will not deter improvements to the surrounding developed properties, since all properties are required to meet existing Land Development Code.*

(h) The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

*Rezoning a portion of the subject site to AG, Agricultural District does not give the owner a unique benefit that harms the welfare of the general public. Any real property owner in the Town of Davie may petition to rezone their land to a valid zoning designation.*

(i) There are substantial reasons why the property cannot be used in accord with existing zoning.

*The petitioner has requested to rezone a portion of the subject site to AG, Agricultural District to allow nursery use. The Town's Land Development Code does not allow retail agricultural uses within an R-1, Estate Dwelling District.*

(j) The proposed rezoning designation is the most appropriate designation to enhance the Town's tax base given the site's location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

*Although the conversion to AG, Agricultural District could negatively affect the tax base, the overall effect should be minimal due to the small size of the parcel involved.*

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### **Staff Recommendation**

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning and Zoning Board Recommendation**

At the December 10, 2008 Planning and Zoning Board meeting, Ms. Turin made a motion, seconded by Chair McLaughlin, to deny. In a roll call vote, the vote was as follows: Chair McLaughlin – yes; Vice-Chair Stevens – no; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-1)**

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### **Town Council Action**

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### **Exhibits**

1. Justification Letter
  2. Proposed Site Plan Modification
  3. 1,000' Mail-out Radius Map
  4. 1,000' Mail-out of the Subject Site
  5. Public Participation Notice
  6. Public Participation Sign-in Sheet
  7. Public Participation Summaries
  8. Public Correspondence
  9. Future Land Use Plan Map
  10. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

*File Location: P&Z\0\_Dev Review\Development Applications\Applications\ZB\_Rezoning\ZB\_08\ZB 5-1-08  
Demayo*

**Exhibit 1 (Justification Letter)**



**FRANK COSTOYA ARCHITECT, P.A.**

Architecture • Land Planning • Member American Institute of Architects  
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103  
Davie, Florida 33328  
Tel.: 954.680.4440  
Fax: 954.680.4441

May 20, 2008

Mr. David Abramson  
Deputy Planning & Zoning Manager  
and Planning & Zoning Board  
Planning & Zoning Division  
Development Services Department  
6591 Orange Drive  
Town of Davie, FL 33314

**RE: JUSTIFICATION LETTER  
RE-ZONING APPLICATION**  
Mr. Jacob De Mayo  
Mrs. Melissa De Mayo  
5880 Southwest 70<sup>th</sup> Avenue  
Town of Davie, FL 33314

Property Tax Folio No. 5041 3401 0290

**Reason for Request Response**

- a) In our opinion the proposed change is not contrary to the adopted comprehensive plan since AG-Zoning still permits single-family dwelling same as R-1.
- b) In our opinion the change will not create an isolated, unrelated or incompatible zoning district.
- c) In our opinion the existing zoning boundaries are compatible to our re-zone request to "AG" zoning.
- d) In our opinion the proposed change will definitely not affect the living conditions of the neighborhood.
- e) In our opinion the proposed change will not affect public safety nor will it increase vehicular traffic.

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- f) In our opinion the proposed change will not adversely affect other property values.
- g) In our opinion the proposed change will not be any different to the improvement or development of other properties in accord with existing regulation.
- h) In our opinion the proposed change will not grant a special privilege to my client as contrasted with the welfare of the general public.
- i) Limits use to the planting of plants and agricultural crops and equipment to service the plantings.
- j) Both R-1 zoning (future land use) and proposed AG permit single family use by dividing existing parcel of land in two (2) could enhance tax base in future if another single family residence is built-in the future.

I respectfully submit this justification letter as petitioner (owner/agent) on behalf of the De Mayo family. If I may be of any further assistance do not hesitate in contacting me personally.

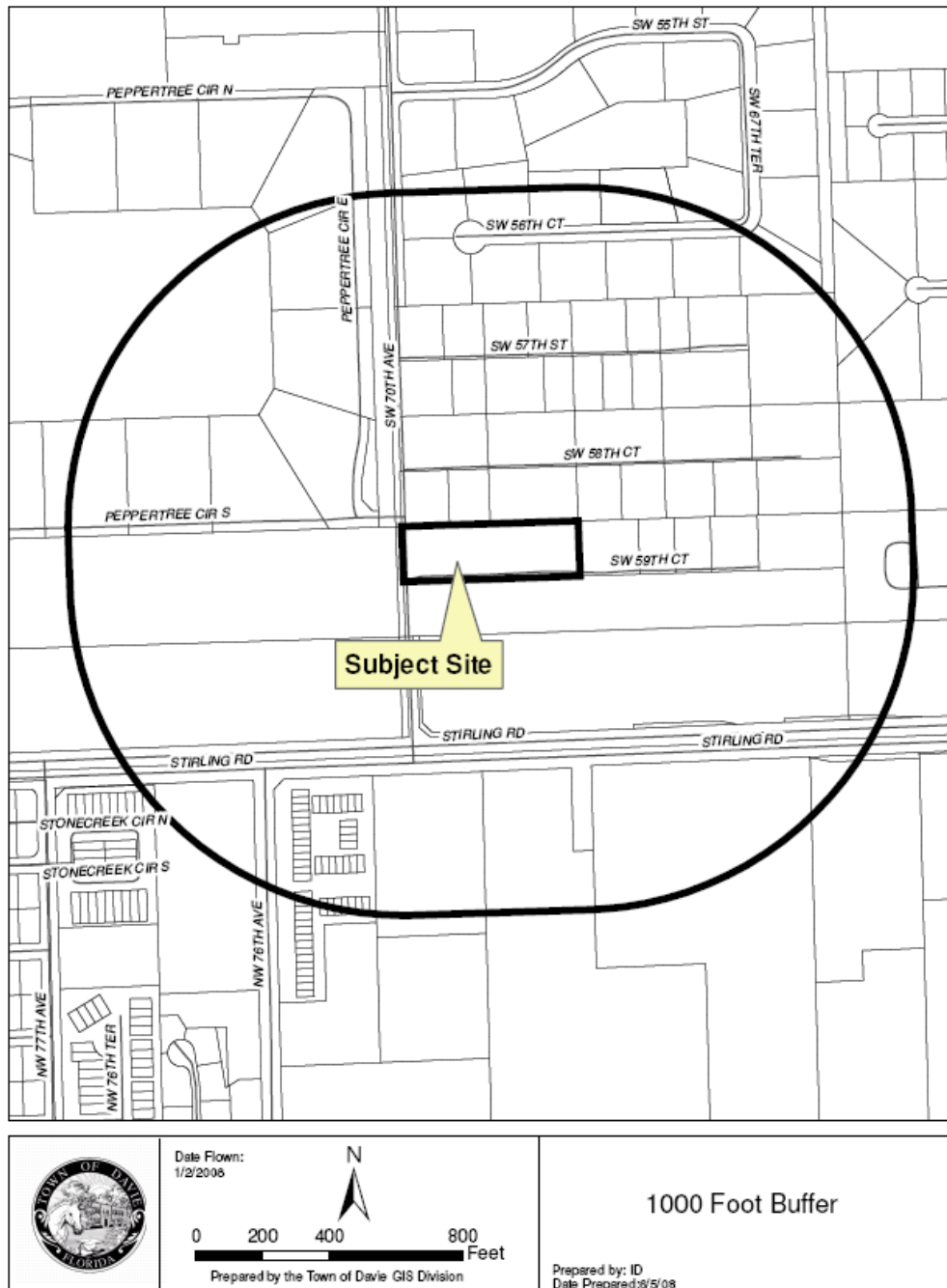
Sincerely,  
FRANK COSTOYA ARCHITECT P.A.

Francisco Costoya Jr., R.A., A.I.A.  
President

FC/rc  
cc: Jacob and Melissa De Mayo

[illegible]

**Exhibit 3** (1,000' Mail-out Radius Map)





**Exhibit 4** (1,000' Mail-out of Subject Site)

ABAE,MICK &  
ABAE,KATAYOUN  
7151 PEPPERTREE CIR S  
DAVIE FL 33314

ABEL,SEAN S  
4255 NW 76 AVE  
DAVIE FL 33024-1575

ACCETTURO,ANDREW H JR &  
DEBORAH  
6840 SW 56 CT  
DAVIE FL 33314-7131

AGUIAR,PETER & MARGARETE  
4297 NW 76 AVE  
DAVIE FL 33024-1578

ANGELO,FRANK GEORGE JR  
4287 NW 76 AVE  
DAVIE FL 33024-1577

ANSELMO,ZAYAS,SAMUEL &  
MARIA E  
4229 NW 76 AVE  
DAVIE FL 33024

ARCHDIOCESE OF MIAMI  
ST BERNADETTE'S CHURCH  
9401 BISCAYNE BLVD  
MIAMI SHORES FL 33138-2970

ARSLAN,PAUL G  
ARIAS,HEIDY  
4245 NW 76 AVE  
DAVIE FL 33024-1574

BALICKI,MICHAEL J  
HERZOG,JASON & WORRELL,CINDY  
4257 NW 76 AVE  
DAVIE FL 33024

BASI,MICHAEL R  
4243 NW 76 AVE  
DAVIE FL 33024-1574

BECHAMPS,JOHN N &  
BECHAMPS,MARIA E  
6991 SW 57 ST  
DAVIE FL 33314-7000

BELLO,MARIA L  
4281 NW 76 AVE  
DAVIE FL 33328-3116

BENNETT,EDWARD F  
4233 NW 76 AVE  
DAVIE FL 33024

BONELLI,KAREEM  
8370 NW 29 ST  
FORT LAUDERDALE FL 33322

BULLARD,WILLIAM A JR & DORA I  
6801 SW 59TH CT  
DAVIE FL 33314-7020

CALDER FARMS HOMEOWNERS  
ASSOC  
% DON TRUESDEL  
6920 SW 55 ST  
DAVIE FL 33314

CENTRAL BROWARD WATER  
CONTROL  
DISTRICT  
8020 STIRLING ROAD  
HOLLYWOOD FL 33024

CEPEK,WILLIAM &  
CEPEK,DAWN  
6940 SW 56 CT  
DAVIE FL 33314

CLAUSS,ROBERT & CINDY  
5800 SW 110 AVE  
DAVIE FL 33328-6308

CLAYTON,WILLIAM HARRISON TR  
6651 SW 57 ST  
DAVIE FL 33314-7134

CONQUISTADOR APARTMENTS LLC  
9150 SW 87 AVE STE 205  
MIAMI FL 33176-2313

CONSTRUCTNEL CORP  
1925 BRICKELL AVE STE D-506  
MIAMI FL 33129

CRUZ,GEORGE & YAQUELINE  
4231 NW 76 AVE  
DAVIE FL 33024

CUMBERBATCH,ANNABELLE  
4411 NW 45 ST  
TAMARAC FL 33319

DAVIS,THOMAS J JR & MARIE  
TRSTEE  
T M DAVIS FAM REV LIV TR  
6920 SW 58 CT  
DAVIE FL 33314-7011

DEMAYO,JACOB & MELISSA  
5880 SW 70 AVE  
DAVIE FL 33314

DIAZ,DAVID G  
4279 NW 76 AVE  
DAVIE FL 33024

DICARLUCCIO,SILVIA VILLA  
4283 NW 76 AVE  
DAVIE FL 33024

DUBOISE,JAMES O  
6931 SW 57TH ST  
DAVIE FL 33314-7000

ELISME,JUNIE FLEURINORD  
ELISME,THEODORE  
6941 SW 56 CT  
DAVIE FL 33314-7019

EPSTEIN,RICHARD W &  
PETERSON,MARIE G  
6725 SW 59 CT  
DAVIE FL 33314

ESLAVA,BRIGITTE  
GODINEZ,JORGE LUIS  
6921 SW 56 CT  
DAVIE FL 33314-7019

ESPINOSA,EDILIA  
4289 NW 76 AVE  
DAVIE FL 33024

ESTRADA,EUCIDES EDWARD  
4241 NW 76 AVE  
DAVIE FL 33024

EVANS,TERRI L  
6775 SW 59 CT  
DAVIE FL 33314-7020

EXOTIC ACRES HOMEOWNERS  
ASSOC  
INC  
7250 PEPPERTREE CIR N  
DAVIE FL 33314

FACARAZZO,MICHAEL &  
FACARAZZO,MADELYN  
4291 NW 76 AVE  
DAVIE FL 33024-1578

FEDELIM,JOSEPH & CHRISTINE  
7251 PEPPERTREE CIR S  
DAVIE FL 33314

FIFER,RICHARD G  
FIFER,CATHERINE J  
6701 SW 57 ST  
DAVIE FL 33314

GABBARD,STEVEN DALE &  
GABBARD,PAMELA JANE  
732 WESTERN RESERVE RD  
CRESCENT SPRINGS KY 41017

GARCIA,OLGA L  
4239 NW 76 AVE  
DAVIE FL 33024

GONZALEZ,MARIA DEL C  
5800 SW 70TH AVE  
DAVIE FL 33314-6906

GOODE,L M & ELLYN  
6951 SW 58TH CT  
DAVIE FL 33314-7010

GUERRA,JUAN DAVID  
6941 SW 58 CT  
DAVIE FL 33314

HAFT,DAVID  
4293 NW 76 AVE  
DAVIE FL 33024

HAGGARD,MELVIN SR & HELEN  
25 5 ST  
OKEECHOBEE FL 34974

HECK,ROBERT B  
4223 NW 76TH AVE  
DAVIE FL 33024-1553

HOFFMEISTER,LUZ ESTELA  
4237 NW 76 AVE  
DAVIE FL 33024-3116

HOUSH,KELLY &  
HOUSH,KENNETH F  
6951 SW 57 ST  
DAVIE FL 33314

HYE,SHAKEEL  
FARIDI,FARIHA  
4225 NW 76 AVE  
DAVIE FL 33024-1553

IBANEZ,JHON J  
4247 NW 76 AVE  
DAVIE FL 33024

KRZYZANOWSKI,CLAUDIA MONICA  
4277 NW 76 AVE  
DAVIE FL 33024-1577

KURLAND,SHELDON C & ROSALIND  
6901 SW 56 CT  
DAVIE FL 33314

KWIATKOWSKI,MARIE  
KWIATKOWSKI,HENRY  
6950 SW 58TH CT  
DAVIE FL 33314-7011

LANTZ,RAYMOND A & DEANNA  
6820 SW 56TH CT  
DAVIE FL 33314-7002

LASALLE BANK NAT'L ASSN TRSTEE  
% LITTON LOAN SERVICING  
4828 LOOP CENTRAL DR  
HOUSTON TX 77081

LEE,RAYNOR S & GILLIAN GOSHINE  
5690 SW 70 AVE  
DAVIE FL 33314

LEVITT,MARK  
6740 SW 56TH CT  
DAVIE FL 33314-7017

LOPEZ,CLAIRE  
4285 NW 76 AVE  
DAVIE FL 33024

LOWE,THOMAS W &  
LOWE,TONYA  
7201 PEPPERTREE CIR S  
DAVIE FL 33314

MARCUM,VALERIE M  
MARCUM,JAMES G  
6990 SW 57 ST  
DAVIE FL 33314-7000

MARROQUIN,MANUEL & MARLENE  
6700 SW 58 CT  
DAVIE FL 33314-7007

MC DONALD,J C & JULIANN  
6941 SW 57TH ST  
DAVIE FL 33314-7000

MCGEE,DAVID & YASMIN  
4261 NW 76 AVE  
DAVIE FL 33024-1576

MENDOZA,GERMAN  
REYES,ANGELA  
4299 NW 76 AVE  
DAVIE FL 33024-1578

MILBURN,STEVEN E JR  
4253 NW 76 AVE  
DAVIE FL 33024

MILLER,CHRISTOPHER &  
MILLER,BOBBI JO  
4295 NW 76 AVE  
DAVIE FL 33024

NAUGLES NURSERY INC  
5001 SW 82ND AVE  
DAVIE FL 33328-4414

OKUN,EDWARD G & BARBARA K  
6810 SW 57TH ST  
DAVIE FL 33314-7014

OZTURK,AHMET  
4227 NW 76TH AVE  
DAVIE FL 33024-1553

PALMISANO,NICHOLAS JOSEPH  
4267 NW 76 AVE  
DAVIE FL 33024

PELUSSO,ALEJANDRO J & LILIANA  
6910 SW 57TH ST  
DAVIE FL 33314-7000

PIGNATO,DAMIANO & KAREN  
6920 SW 56TH CT  
DAVIE FL 33314-7004

PILLE,DONALD L & LOIS M  
6990 SW 58 CT  
DAVIE FL 33314-7011

POULOS,GEORGE E JR & VIRGINIA  
5801 PEPPERTREE CIR E  
DAVIE FL 33314-6924

QUICK,WILLIAM S JR & CINDY M  
6800 SW 58TH CT  
DAVIE FL 33314-7009

QUIMBY,DALE P & CHRISTINE R  
6720 SW 56TH CT  
DAVIE FL 33314-7017

RABEN,PETER & TONYA  
6751 SW 56 CT  
DAVIE FL 33314-7018

RAZA,SYED ALAY & GHAZALA  
11390 NW 26 ST  
PLANTATION FL 33323

RODGERS,W L & JIMMIE T  
5860 SW 70TH AVE  
DAVIE FL 33314-6911

ROMANELLI,PIETRO & ELENA  
5751 PEPPERTREE CIR E  
DAVIE FL 33314

ROSE,CLERANCE & TAKA-CHA  
125 SE 2 CT  
DANIA BEACH FL 33004

RUSSELL,MELINDA T &  
RUSSELL,RALPH H JR  
6900 SW 57 ST  
DAVIE FL 33314

RUSSELL,RALPH H & MELINDA T  
3250 SW 131 TER  
DAVIE FL 33330

SAMA,PATRICIA  
6821 SW 56 CT  
DAVIE FL 33314-7003

SANABRIA,GUNTHER  
4271 NW 76 AVE  
DAVIE FL 33024-1576

SANDSTROM,SAENN L & HOLLY  
DAWN  
5710 SW 70TH AVE  
DAVIE FL 33314-6904

SCHNUTE,JUSTIN C  
4235 NW 76 AVE  
DAVIE FL 33024-1574

SEIPOS,THOMAS J & LILIAN  
4263 NW 76 AVE  
DAVIE FL 33024-1576

STIRLING APARTMENTS ASSOC LTD  
1666 79 ST CSWY #505  
NORTH BAY VILLAGE FL 33141

STIRLING PLACE INC  
6827 W COMMERCIAL BLVD  
TAMARAC FL 33319-2116

STIRLING POINTE HOMEOWNERS  
ASSN  
% GREAT WESTERN BANK  
555 N CONGRESS AVE STE 250  
BOYNTON BEACH FL 33426-3469

STIRLING RD NURSERY INC  
5001 SW 82ND AVE  
DAVIE FL 33328-4414

STONECREEK  
2600 NW 87 AVE STE 32  
MIAMI FL 33172

STRINGER,STANLEY  
4269 NW 76TH AVE  
DAVIE FL 33024-1576

SYNFELT,KEN  
201 N 46 AVE  
HOLLYWOOD FL 33020

TEEL,LORRAINE F  
6701 SW 58TH CT  
DAVIE FL 33314-7006

TEMPLE,ADOLPH & JUDITH  
6821 SW 59TH CT  
DAVIE FL 33314-7020

THOMAS,JOHN M & MOLLY M  
6640 SW 57TH ST  
DAVIE FL 33314-7133

TOMASEK,FRANK  
4265 NW 76 AVE  
DAVIE FL 33024-1576

TRELFORD,JOHN D &  
TRELFORD H FONG  
5651 PEPPERTREE CIR N  
DAVIE FL 33314

URRUTIA,DANIEL &  
ROSARIO,LORENA DEL  
4249 NW 76 AVE  
DAVIE FL 33024

VINING,RUSSELL  
VINING,GRISELDA  
6920 SW 57 ST  
DAVIE FL 33314-7000

WILLIAMS,JODI ANN  
4251 NW 76 AVE  
DAVIE FL 33024

XING,DONGMEI &  
TONG,XIAOMING  
6930 SW 58 CT  
DAVIE FL 33314-7011

525 REV TR  
LAROCCA,MARK V TRSTEE ET AL  
4511 SW 34 AVE  
FORT LAUDERDALE FL 33312

ABBONDANDOLO,PHILIP  
6524 HIDDEN COVE DR UNIT 1-4  
DAVIE FL 33314

ACOSTA,GEORGE  
7610 STIRLING RD #107E  
DAVIE FL 33024

ANDERSON,JAMIE  
LABUSH,STEPHANIE  
6645 HIDDEN COVE DR UNIT 3-7  
DAVIE FL 33314

ANGLEMYER,JIM  
6602 HIDDEN COVE DR UNIT 2-9  
DAVIE FL 33314

ARABIA,TROY  
7610 STIRLING RD #107C  
DAVIE FL 33024-8417

AVILES,EDDIE & TARA L  
6554 HIDDEN COVE DR UNIT 6-4  
DAVIE FL 33314

BAEZA,ARIEL A &  
BAEZA,MARIA  
7610 STIRLING RD #103B  
DAVIE FL 33024-8421

BALDWIN,SHELBI  
7610 STIRLING RD #206B  
DAVIE FL 33024-8441

BANCROFT,CHRISTOPHER &  
RACHEL A  
6530 HIDDEN COVE DR UNIT 2-4  
DAVIE FL 33314

BANON,GERARD D  
1250 SW 159 TER  
PEMBROKE PINES FL 33027

BARRETT,SARA  
7610 STIRLING RD #106E  
DAVIE FL 33024-8418

BARRON,FERNANDO  
7610 STIRLING RD #106F  
DAVIE FL 33024-8420

BIGIO,PABLO F &  
BIGIO,NOEMI  
7610 STIRLING RD #205-F  
DAVIE FL 33024-8439

BIRRIEL,JOSE A  
6543 HIDDEN COVE DR UNIT 3-2  
DAVIE FL 33314

BLOCK,STUART L  
7610 STIRLING RD #107B  
DAVIE FL 33024-8421

BLOOM-GORACOFF,BARBARA  
2701 SCOTT ST  
HOLLYWOOD FL 33020

BOLTON,RALPH L  
7610 STIRLING RD #201C  
DAVIE FL 33024-8443

BONACORSO,DIEGO PABLO  
6560 HIDDEN COVE DR UNIT 1-5  
DAVIE FL 33314

BONFIGLIO,MELISSA  
5030 SW 199 AVE  
FORT LAUDERDALE FL 33332

BOSLEY,NANCY J &  
DELGADO,DAVID E  
4710 SW 70 TER  
DAVIE FL 33314

BROOKS,CARRIE ANN  
BROOKS,MIKEL DUANE  
7610 STIRLING RD #203D  
DAVIE FL 33024-8440

BROSS,MATTHEW SCOTT  
6536 HIDDEN COVE DR UNIT 3-4  
DAVIE FL 33314

BULLARD,CLYDE L & MAVIS  
7610 STIRLING RD #105D  
DAVIE FL 33024-8422

CERNUTO,MARIA CARLA  
6555 HIDDEN COVE DR UNIT 1-2  
DAVIE FL 33314

CHAKKAL,YAMILE HAMOUI  
7610 STIRLING RD #102A-1  
DAVIE FL 33024

CHEW,KUNNEE  
6500 HIDDEN COVE DR UNIT 1-3  
DAVIE FL 33314

CLEMENTE,CARY  
7610 STIRLING RD #102G  
DAVIE FL 33024-8419

COELHO,RICHARD & CHARAMINA  
7610 STIRLING RD #207G  
DAVIE FL 33024

CORDERO,MARTIN JR  
7610 STIRLING RD #203F  
HOLLYWOOD FL 33024

DE LA CRUZ, PEDRO BARBA  
269 FORDHAM ST  
UNIV GARDENS  
\*RIO PIEDRAS PR 927

DECKER,WALLACE B  
1439 CENTRE ROAD  
RHINEBECK NY 12572-3205

DEETER,LINDA  
7610 STIRLING RD #102D  
DAVIE FL 33024

DEITRICH,KENNETH M &  
SOSKA,FRANK & MARIA  
7610 STIRLING ROAD #105B  
DAVIE FL 33024

DELGADO,FELIX D  
7610 STIRLING RD #105E  
HOLLYWOOD FL 33024

DELLAPENTA,MICHAEL  
2219 NOVA VILLAGE DR  
DAVIE FL 33317-7031

DIMAIO,FREDERICK A & JEANNE S  
7610 STIRLING RD #F201  
DAVIE FL 33024-8445

DMAC REV LIV TR  
MACKENZIE,DAWN TRSTEE  
8527 OLD COUNTRY MNR #501  
DAVIE FL 33328

DONATO,JEREMY L &  
DONATO,RICHARD T & LINDA S  
7610 STIRLING RD #202D  
DAVIE FL 33024

DREDGE,LOURDES M  
6542 HIDDEN COVE DR UNIT 4-4  
DAVIE FL 33314

DUQUE,MARIA  
PIEDRAHITA,ANA M  
7610 STIRLING RD #101A  
DAVIE FL 33024-8423

DUVERSEAU,JEAN H &  
COICOU-DUVERSEAU,GUDERDA  
6626 HIDDEN COVE DR #2-6  
DAVIE FL 33314

DZIERZYNSKI,JOHN A & DIANE &  
GIOVANOI,HARRY L  
7012 CAMBRIDGE RD  
DOWNERS GROVE IL 60516-6105

ERB,ALLISON F &  
MARCELO,ROBERT J  
6638 HIDDEN COVE DR UNIT 4-6  
DAVIE FL 33314

FABICK,ALENA  
7610 STIRLING ROAD #103-E  
DAVIE FL 33024

FALLA,BRYAN &  
GUZMAN,CLAUDIA  
7610 STIRLING ROAD #207B  
DAVIE FL 33024

FAUR,GEORGETA & JOHN  
BUCUR,CORNELIA  
8312 SW 44 PL  
DAVIE FL 33328

FERNANDEZ,DAVID  
LOPEZ,ERIKA  
7610 STIRLING RD #206C  
DAVIE FL 33024-8443

FERNANDEZ,JOSE &  
PERALTA,MARIELA  
6572 HIDDEN CAVE DR  
DAVIE FL 33314

FERNANDEZ,MARIO E &  
FERNANDEZ,MAJA G  
7610 STIRLING RD APT G107  
HOLLYWOOD FL 33024-8419

FERRANTE,JOAN &  
GROSS,LINDA  
6463 CHAMPLAIN TER  
DAVIE FL 33331

FERREIRA,LUCIA V  
7610 STIRLING RD #206F  
HOLLYWOOD FL 33024

FIELDS,KENDRA D &  
WILLIAMS,CLINT A  
7610 STIRLING RD #106G  
DAVIE FL 33024-8419

FIGUEIREDO,CALEB J  
7610 STIRLING RD #108G  
DAVIE FL 33024-8419

FONTANA,VINCENT & JEAN C  
1240 NW 161 AVE  
PEMBROKE PINES FL 33028

GARCIA,ROBERT  
7610 STIRLING RD #105F  
DAVIE FL 33024-8420

GIL, GERSAIN  
7610 STIRLING RD #104G  
HOLLYWOOD FL 33024

GILBERT,ALYSE  
6513 HIDDEN COVE DR UNIT 4-1  
DAVIE FL 33314

GIRNAR,DIGVIJAY S & KRISHNA  
7 KIM HUNTER ROAD  
ENGLEWOOD CLIFFS NJ 07632

GOAD,JOAN G  
7610 STIRLING RD #105A  
DAVIE FL 33024-8423

GOLDEN,GARY L & LEILA O  
6521 SW 57 ST  
DAVIE FL 33314

GOLDEN,RAMI  
6519 HIDDEN COVE DR UNIT 3-1  
DAVIE FL 33314

GONZALEZ,CARLOS J  
7610 STIRLING RD #204E  
DAVIE FL 33024-8444

GONZALEZ,GLORIA  
7610 STIRLING RD #104A  
DAVIE FL 33024-8423

GOTMAN,VLADIMIR  
6531 HIDDEN COVE DR UNIT 1-1  
DAVIE FL 33314

GRANADOS,LUIS G  
6651 HIDDEN COVE DR UNIT 2-7  
DAVIE FL 33314

HALE,SUZANNE M  
6590 HIDDEN COVE DR UNIT 6-5  
DAVIE FL 33314

HAMILTON,WILLIAM &  
HAMILTON,COLLEEN  
1325 BIGELOW COMONS  
ENFIELD CT 06082-3348

HEBERT,SIMONE  
3529 CHEETHAM HILL BLVD  
WEST PALM BEACH FL 33470

HEYWARD,STEVE  
6620 HIDDEN COVE DR UNIT 1-6  
DAVIE FL 33314

HORENSKY,ROSEANN  
7610 STIRLING RD #101D  
DAVIE FL 33024-8422

HORMAECHÉ,JOSE & ROCIO  
6507 HIDDEN COVE DR UNIT 5-1  
DAVIE FL 33314

HOSSAIN,MOHAMMAD AZIM  
7610 STIRLING RD #203C  
DAVIE FL 33024-8443

JIMENEZ,GASPAR &  
JIMENEZ,GLADYS E  
151 SW 95 TER  
PEMBROKE PINES FL 33025

JULIEN,DAVID T &  
SOUQUET,TAMARA B  
7610 STIRLING RD #101F  
DAVIE FL 33024



KHATUN,ROWSHANARA &  
NIZAN,MOHAMMOD  
6633 HIDDEN COVE DR UNIT 5-7  
DAVIE FL 33314

KIEFER,JOHN J &  
KIEFER,MERCEDES  
159-21 GRAND CENTRAL PKWY  
JAMAICA NY 11432

KLEIN,FRANK C  
7610 STIRLING RD #208G  
DAVIE FL 33024-8446

KRUGER,MARK  
7610 STIRLING RD UNIT 101B  
DAVIE FL 33024-8421

KUZJOMKIN,ALEKSANDR & GALINA  
6608 HIDDEN COVE DR UNIT 3-9  
DAVIE FL 33314

LAMBERTO,ANN MARIE &  
MESSENGER,ROSE ANN S &  
HOWARD D  
7610 STIRLING RD #103A  
DAVIE FL 33024-8423

LEON,ELISEO & ROSSANA  
7610 STIRLING RD #205C  
DAVIE FL 33024

LOBUE,MICHAEL &  
SIMPSON,CHARLES F JR  
6596 HIDDEN COVE DR  
DAVIE FL 33314

LOPEZ,DALE R  
7610 STIRLING RD #207E  
DAVIE FL 33024-8444

LOPEZ,JORGE  
DUBON,GLADYS  
7610 STIRLING RD #205G  
DAVIE FL 33024

LOPEZ,LUZ C  
7610 STIRLING RD #104C  
DAVIE FL 33024-8439

LOPEZ-MERLOS,EDUARDO & ANA  
14801 ARCHER HALL ST  
DAVIE FL 33331

MAAL,ELIAS  
6650 HIDDEN COVE DR UNIT 6-6  
DAVIE FL 33314

MALTESE,DENISE  
7610 STIRLING RD #103G  
HOLLYWOOD FL 33023

MANSILLA,JOHN  
7610 STIRLING RD #103D  
DAVIE FL 33024-8422

MAPPE,CARLOS  
6609 HIDDEN COVE DR UNIT 3-8  
DAVIE FL 33314

MCCUE,CHARLES P JR  
137 CHARLES ST  
LEICESTER MA 01524-2148

MENDOLA,LINDA  
7610 STIRLING RD #202G  
DAVIE FL 33024

MOLINA,ROSA  
6657 HIDDEN COVE #1-7  
DAVIE FL 33314

MORENO,CARMEN  
7490 SW 37 CT  
DAVIE FL 33314

MURATORE,JOSEPH  
7610 STIRLING RD #202C  
DAVIE FL 33024-8443

MURDOCK,DENIS  
7610 STIRLING RD #105G  
DAVIE FL 33024-8419

NEILL,JOY  
7610 STIRLING RD #106C  
DAVIE FL 33024-8417

NOLASCO,ADELA &  
RODRIQUEZ,HENRY ETAL  
7610 STIRLING RD #107A  
DAVIE FL 33024

O KEEFE,VIRGINIA E  
7610 STIRLING RD #204G  
DAVIE FL 33024-8446

OBJIO,KAREL E & NEURYS  
7610 STIRLING RD #207C  
DAVIE FL 33024

OCHOA,JORGE L &  
OCHOA,ENERY  
7610 STIRLING ROAD #202-F  
DAVIE FL 33024

OLIVERO,JOSE M  
7610 STIRLING RD #104B  
DAVIE FL 33024-8421

OLMEDA,WANDA  
PO BOX 841001  
PEMBROKE PINES FL 33084-3001

OSORIO,HECTOR F  
6632 HIDDEN COVE DR UNIT 3-6  
DAVIE FL 33314

PAGAN,SONIA 1/3 INT  
PAGAN,GLENDA E &  
PAGAN,ANTONIO  
7610 STIRLING RD #201B  
DAVIE FL 33024-8441

PEREZ,AMALIA J  
7610 STIRLING RD #107F  
HOLLYWOOD FL 33024

PEREZ,HILARIA  
7610 STIRLING RD #203B  
DAVIE FL 33024-8441

PEREZ,LUIS  
7610 STIRLING RD #104E  
DAVIE FL 33024

PEREZ,ROSEMARIE  
7610 STIRLING RD #207A  
DAVIE FL 33024-8442

PERSAUD,BIBI  
6584 HIDDEN COVE DR UNIT 5-5  
DAVIE FL 33314

QUISPE,GABRIEL & ANA L  
7610 STIRLING RD #101E  
DAVIE FL 33024

RAMIREZ,WILMARY  
6512 HIDDEN COVE DR  
DAVIE FL 33314

RATTO,GERARDO L  
7610 STIRLING RD #208A  
DAVIE FL 33024-8442

REDMOND,REGINA H  
7610 STIRLING RD #107D  
DAVIE FL 33024-8422

REVILLA,MARIA  
7610 STIRLING RD #204B  
DAVIE FL 33024-8441

REYES-GAVILAN,JOHAMNES DE LOS  
&  
LEWIS,ENISSE  
7610 STIRLING RD #206D  
DAVIE FL 33024

RIGGS,TABITHA  
6615 HIDDEN COVE DR UNIT 2-8  
DAVIE FL 33314

RIVERA,RICARDO & BEDSAIDA  
6621 HIDDEN COVE DR UNIT 1-8  
DAVIE FL 33314

RIVERA,TOMASA  
RIVERA,LISETTE  
7610 STIRLING ROAD #102-F  
HOLLYWOOD FL 33024

SCHABEL,RUTH  
7610 STIRLING ROAD #104-F  
HOLLYWOOD FL 33024

SCHLUEP,SANDRA K &  
WINKLER,DIANA M  
7610 STIRLING ROAD # 108-B  
DAVIE FL 33024-8421

SCHNEIDER,HOPE LE  
ROMEO,RHONDA  
3479 EMERALD OAK DR  
HOLLYWOOD FL 33021

SCHOEN,CARL & CONNIE  
6549 HIDDEN COVE DR UNIT 2-2  
DAVIE FL 33314

SIMON,AMY RUTH  
6537 HIDDEN COVE DR #4-2  
DAVIE FL 33314

SMITH-SEGUROLA,YOLANDA M  
4195 NW 76 AVE  
DAVIE FL 33024

SPADARO,STEVEN  
7610 STIRLING RD #206G  
DAVIE FL 33024-8446

SPARKS,JENNIFER SNELGROVE  
8351 NW 172 ST  
HIALEAH FL 33015

SPILL,STEPHEN  
7610 STIRLING RD #101G  
DAVIE FL 33024-8419

STEADMAN,THOMAS  
7610 STIRLING RD #106A  
DAVIE FL 33024-8439

STRELEC,CAROL M  
7610 STIRLING RD #205A  
DAVIE FL 33024-8442

SUAREZ,JESUS  
PINAN,LAURA  
7610 STIRLING RD #201A  
DAVIE FL 33024

SWARTZ,JOSEPH O  
7610 STIRLING RD #207D  
DAVIE FL 33024-8440

TALPOS,MARIOS & RUSALINA  
6614 HIDDEN COVE DR UNIT 4-9  
DAVIE FL 33314

THANG,VUNG &  
CING,VING S L  
6644 HIDDEN COVE DR UNIT 5-6  
DAVIE FL 33314



TIRADO,ZAIDA  
7610 STIRLING ROAD #101-C  
HOLLYWOOD FL 33024

TOMPKINS,ROBERT & SYBRAND  
7610 STIRLING RD #108A  
DAVIE FL 33024-8423

TORO,IVONNE  
7610 STIRLING RD #205E  
DAVIE FL 33024-8444

TRESCH,CLAUDIA P  
7610 STIRLING RD #203A  
DAVIE FL 33024

TUMINELLI,LAWRENCE &  
VELLA,JOAN  
6518 HIDDEN COVE DR UNIT 4-3  
DAVIE FL 33314

UTECHT,KRISTIN  
6627 HIDDEN COVE DR UNIT 6-7  
DAVIE FL 33314

VELEZ,DAMARIS  
7610 STIRLING RD #104D  
DAVIE FL 33024-8422

VERAS,JOSE  
7610 STIRLING ROAD # 205-B  
DAVIE FL 33024-8441

VERNEN,ROD  
7610 STIRLING RD #202A  
DAVIE FL 33024-8439

WALCOFF,HELENE  
6578 HIDDEN COVE DR UNIT 4-5  
DAVIE FL 33314

WATTS,SALLY  
6566 HIDDEN COVE DR UNIT 2-5  
DAVIE FL 33314

WINER,AMY L  
7610 STIRLING RD #204C  
DAVIE FL 33024-8443

YOUNGMAN,BIANCA  
YOUNGMAN,MICHAEL &  
MARGUERITE  
7610 STIRLING RD #202B  
DAVIE FL 33024

ZIEGLER,PAUL & M REV LIV FAM TR  
9301 EASTLAKE DR  
WADESVILLE IN 47638

ZINN,ERIC  
6603 HIDDEN COVE DR UNIT 4-8  
DAVIE FL 33314

AGAPAY,RICHARD  
7554 STIRLING RD #202  
DAVIE FL 33024-1560

AGNEW,GLENN SCOTT  
7554 STIRLING RD #205  
DAVIE FL 33024

AGNEW,KELLY L  
7554 STIRLING RD #104  
DAVIE FL 33024-1559

ALESSI,NICOLE E  
7554 STIRLING RD #203  
DAVIE FL 33024-1560

CHIN,EVADNEY  
7552 STIRLING RD #208  
DAVIE FL 33024-1556

COLON,JOSE L  
7556 STIRLING RD #221  
DAVIE FL 33024-1558

COMPTE,ARMANDO E  
HERNANDEZ,ADA S  
7552 STIRLING RD #214  
DAVIE FL 33024

CREASE,CHRISTOPHER  
7552 STIRLING RD #111  
HOLLYWOOD FL 33024-1555

CREASE,JEAN LE  
CREASE,GENE A ETAL  
7556 STIRLING RD #121  
DAVIE FL 33024-1557

DAVIDHEISER,MARK  
7554 STIRLING ROAD #201  
HOLLYWOOD FL 33024-1560

DEJESUS,NANCY  
7556 STIRLING RD #223  
DAVIE FL 33024

DEVEREAUX,MARY JEANNE  
7554 STIRLING RD #206  
DAVIE FL 33024

DI LASCIO,JOSEPH M &  
MATOS,LINDA  
7556 STIRLING ROAD #225  
DAVIE FL 33024-1509

ELDER,MELINDA  
7552 STIRLING RD #210  
DAVIE FL 33024

FERRARI,PHILLI & SHIRLEY TRSTEE  
FERRARI FAM LIV REV TR  
7556 STIRLING RD #218  
DAVIE FL 33024-1558

FOTE,DOMINIC L &  
FOTE,DEIRDRE R  
7552 STIRLING RD #114  
DAVIE FL 33024-1584

FOX,GAYLE W  
7552 STIRLING RD #109  
DAVIE FL 33024-1555

FRANCIS,JULIET &  
HEWITT,KAMOI O  
7552 STIRLING ROAD #112  
DAVIE FL 33314

FRANCIS,ROBERT E  
7554 STIRLING ROAD #107  
DAVIE FL 33024-1559

GEBHARDT,HENRY & EMMY  
7556 STIRLING RD #120  
DAVIE FL 33024-1557

GONZALES,GUSTAVO O  
GIRON,MARIA A  
7556 STIRLING RD #220  
DAVIE FL 33024-1558

HOOVER,NANCY A  
SEILER,CORINTHIA ANNE  
7556 STIRLING RD #122  
DAVIE FL 33024-1508

JOSEPH,ANN TRUSTEE  
JOSEPH,ANN REV TR  
7552 STIRLING RD #110  
DAVIE FL 33024-1555

KHAN,SARWAT  
7556 STIRLING RD #224  
DAVIE FL 33024-1509

LANG,STEVEN H &  
LANG,ADAM J  
7556 STIRLING RD #124  
DAVIE FL 33024

LONDON,CHARLES D  
7556 STIRLING RD #118  
DAVIE FL 33024-1557

MACHERA,ANNA J  
7556 STIRLING RD #217  
DAVIE FL 33024-1558

MAHNKE,WALTER H EST  
7554 STIRLING RD #106  
DAVIE FL 33024-1559

MANNETTA,SUZANNE  
7554 STIRLING RD #102  
DAVIE FL 33024-1583

MATHERLY,DAVID A  
7552 STIRLING RD #213  
DAVIE FL 33024-1567

MENCONI,LENA LE  
MENCONI,ROBERT,MENCONI,PAUL  
L  
7556 STIRLING RD #219  
DAVIE FL 33024-1558

MISIAK,BARBARA A  
7556 STIRLING RD #123  
DAVIE FL 33024-1508

MONSERRATE,CESAR T &  
MONSERRATE,MIRNA  
7556 STIRLING RD #117  
HOLLYWOOD FL 33024

MONTFORD,MARY ANN  
7552 STIRLING RD #116  
DAVIE FL 33024-1566

NEILSON,AUDREY E  
7554 STIRLING RD #103  
DAVIE FL 33024

PEERANI,NAVEED & MUSKAN  
7552 STIRLING RD #115  
DAVIE FL 33024

PHANORD,ROGER J  
5501 SW 70 AVE  
DAVIE FL 33314

PIFALO,MARIA TATTA  
1715 N 16 AVE #104  
HOLLYWOOD FL 33020-2501

POWELL,LARRY E  
7552 STIRLING RD #212  
DAVIE FL 33024-1556

RICHER,PAUL ROBERT  
7552 STIRLING RD #209  
DAVIE FL 33024-1556

RODRIGUEZ,GINA M  
7554 STIRLING RD #207  
DAVIE FL 33024

SAEZ,NORBERTO JR  
7556 STIRLING ROAD #125  
HOLLYWOOD FL 33024

SARRIA,OSCAR A &  
HERNANDEZ,DIANA E  
7556 STIRLING ROAD #222  
HOLLYWOOD FL 33024

SULLIVAN,PATRICIA  
7554 STIRLING RD #105  
DAVIE FL 33024-1559

TRYPUC,DOROTHY P TRUST  
7552 STIRLING RD #215  
DAVIE FL 33024-1567

URQUIAGA,ROLANDO & ESTRELLA  
7552 STIRLING RD #113  
DAVIE FL 33024

VARNER,CHERYL A  
6941 COOLIDGE ST  
HOLLYWOOD FL 33024

ZAYAS,AMANDA E  
7552 STIRLING RD #211  
DAVIE FL 33024-1556

ZELLER,JANET LE  
MARTIN,JANA ETAL  
7554 STIRLING ROAD #101  
HOLLYWOOD FL 33024

Current Occupant  
6851 Stirling Rd  
Davie, FL 33314

Current Occupant  
6999 Stirling Rd  
Davie, FL 33314

Current Occupant  
6997 Stirling Rd  
Davie, FL 33314

Current Occupant  
5995 Stirling Rd  
Davie, FL 33314

Current Occupant  
6993 Stirling Rd  
Davie, FL 33314

Current Occupant  
6991 Stirling Rd  
Davie, FL 33314

Current Occupant  
5987 Stirling Rd  
Davie, FL 33314

Current Occupant  
6983 Stirling Rd  
Davie, FL 33314

Current Occupant  
6979 Stirling Rd  
Davie, FL 33314

Current Occupant  
5975 Stirling Rd  
Davie, FL 33314

Current Occupant  
6963 Stirling Rd  
Davie, FL 33314

Current Occupant  
6951 Stirling Rd  
Davie, FL 33314

Current Occupant  
5939 Stirling Rd  
Davie, FL 33314

Current Occupant  
6927 Stirling Rd  
Davie, FL 33314

Current Occupant  
6915 Stirling Rd  
Davie, FL 33314

Current Occupant  
5903 Stirling Rd  
Davie, FL 33314

Current Occupant  
6899 Stirling Rd  
Davie, FL 33314

Current Occupant  
6895 Stirling Rd  
Davie, FL 33314

Current Occupant  
5964 Stirling Rd  
Davie, FL 33314

Current Occupant  
6955 Stirling Rd  
Davie, FL 33314

Current Occupant  
6943 Stirling Rd  
Davie, FL 33314

Current Occupant  
5931 Stirling Rd  
Davie, FL 33314

Current Occupant  
6919 Stirling Rd  
Davie, FL 33314

Current Occupant  
6907 Stirling Rd  
Davie, FL 33314

Current Occupant  
5971 Stirling Rd  
Davie, FL 33314

Current Occupant  
6959 Stirling Rd  
Davie, FL 33314

Current Occupant  
6947 Stirling Rd  
Davie, FL 33314

Current Occupant  
5935 Stirling Rd  
Davie, FL 33314

Current Occupant  
6923 Stirling Rd  
Davie, FL 33314

Current Occupant  
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6891 Stirling Rd  
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Davie, FL 33314

Current Occupant  
6775 Stirling Rd  
Davie, FL 33314

Current Occupant  
7330 Stirling Rd #101  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #201  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #301  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #102  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #202  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #302  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #104  
Davie, FL 33024

Current Occupant  
7330 Stirling Rd #204  
Davie, FL 33024

Current Occupant  
6720 SW 56 Ct  
Davie, FL 33314

Current Occupant  
6740 SW 56 Ct  
Davie, FL 33314

Current Occupant  
5820 SW 56 Ct  
Davie, FL 33314

Current Occupant  
6840 SW 56 Ct  
Davie, FL 33314

Current Occupant  
6920 SW 56 Ct  
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Current Occupant  
5940 SW 56 Ct  
Davie, FL 33314

Current Occupant  
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Current Occupant  
6921 SW 56 Ct  
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Current Occupant  
5841 SW 56 Ct  
Davie, FL 33314

Current Occupant  
6821 SW 56 Ct  
Davie, FL 33314

Current Occupant  
4277 SW 76 Ave  
Davie, FL 33024

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4193 SW 76 Ave  
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Davie, FL 33314

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6801 SW 59 Ct  
Davie, FL 33314

Current Occupant  
6775 SW 59 Ct  
Davie, FL 33314

Current Occupant  
6609 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6615 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6621 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6627 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6633 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6639 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6645 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6651 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6657 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6650 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6644 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
6638 Hidden Cove Dr  
Davie, FL 33314

Current Occupant  
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Davie, FL 33314

Current Occupant  
5880 SW 70 Ave  
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Current Occupant  
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Davie, FL 33314

Current Occupant  
6700 SW 58 Ct  
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Davie, FL 33314

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Current Occupant  
6990 SW 58 Ct  
Davie, FL 33314

Current Occupant  
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Davie, FL 33314

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Davie, FL 33314

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Davie, FL 33314



Current Occupant  
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Davie, FL 33314

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Current Occupant  
6701 SW 58 Ct  
Davie, FL 33314

Current Occupant  
5710 SW 70 Ave  
Davie, FL 33314

Current Occupant  
6991 SW 57 St  
Davie, FL 33314

Current Occupant  
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6890 SW 57 St  
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6954 SW 57 St  
Davie, FL 33314

Current Occupant  
6955 SW 57 St  
Davie, FL 33314

Current Occupant  
6755 SW 57 St  
Davie, FL 33314

Current Occupant  
6701 SW 57 St  
Davie, FL 33314

Current Occupant  
5741 SW 70 Ave  
Davie, FL 33314

Current Occupant  
7610 Stirling Rd 101A  
Davie, FL 33024

Current Occupant  
7610 Stirling Rd 102A  
Davie, FL 33024

Current Occupant  
7610 Stirling Rd 103A  
Davie, FL 33024

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7610 Stirling Rd 104A  
Davie, FL 33024

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7610 Stirling Rd 105A  
Davie, FL 33024

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7610 Stirling Rd 106A  
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7610 Stirling Rd 108A  
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Davie, FL 33024

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7610 Stirling Rd 202A  
Davie, FL 33024

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7610 Stirling Rd 101C  
Davie, FL 33024

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7610 Stirling Rd 102C  
Davie, FL 33024

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7610 Stirling Rd 103C  
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Davie, FL 33024

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7610 Stirling Rd 201C  
Davie, FL 33024

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7610 Stirling Rd 202C  
Davie, FL 33024

Current Occupant  
7610 Stirling Rd 203C  
Davie, FL 33024

Current Occupant  
7610 Stirling Rd 204C  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #101  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #102  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #103  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #104  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #105  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #106  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #107  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #201  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #202  
Davie, FL 33024

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7554 Stirling Rd #203  
Davie, FL 33024

Current Occupant  
7554 Stirling Rd #204  
Davie, FL 33024

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7554 Stirling Rd #205  
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7554 Stirling Rd #206  
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7554 Stirling Rd #207  
Davie, FL 33024

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7552 Stirling Rd #108  
Davie, FL 33024

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7552 Stirling Rd #111  
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7552 Stirling Rd #112  
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7552 Stirling Rd #114  
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7552 Stirling Rd #116  
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7552 Stirling Rd #208  
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7552 Stirling Rd #209  
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7552 Stirling Rd #210  
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7552 Stirling Rd #211  
Davie, FL 33024

Current Occupant  
7552 Stirling Rd #212  
Davie, FL 33024

Current Occupant  
7552 Stirling Rd #213  
Davie, FL 33024

Current Occupant  
7552 Stirling Rd #214  
Davie, FL 33024

Current Occupant  
7552 Stirling Rd #215  
Davie, FL 33024

Current Occupant  
7552 Stirling Rd #216  
Davie, FL 33024

Current Occupant  
7556 Stirling Rd #117  
Davie, FL 33024

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7556 Stirling Rd #217  
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7556 Stirling Rd #218  
Davie, FL 33024

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7556 Stirling Rd #219  
Davie, FL 33024

Current Occupant  
7556 Stirling Rd #220  
Davie, FL 33024

Current Occupant  
7556 Stirling Rd #221  
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Current Occupant  
7556 Stirling Rd #222  
Davie, FL 33024

Current Occupant  
7556 Stirling Rd #223  
Davie, FL 33024

Current Occupant  
7556 Stirling Rd #224  
Davie, FL 33024

Current Occupant  
7556 Stirling Rd #225  
Davie, FL 33024

Current Occupant  
7251 Peppertree Cir S  
Davie, FL 33314

Current Occupant  
7201 Peppertree Cir S  
Davie, FL 33314

Current Occupant  
7151 Peppertree Cir S  
Davie, FL 33314

Current Occupant  
5801 Peppertree Cir E  
Davie, FL 33314

Current Occupant  
5751 Peppertree Cir E  
Davie, FL 33314

Current Occupant  
5701 Peppertree Cir E  
Davie, FL 33314

**Exhibit 5 (Public Participation Notice)**



**FRANK COSTOYA ARCHITECT, P.A.**

Architecture • Land Planning • Member American Institute of Architects  
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103  
Davie, Florida 33328  
Tel: 954.680.4440  
Fax: 954.680.4441

**MEETING NOTICE**

July 7, 2008

Re: Citizen Participation Plan Meeting for:  
The Jacob De Mayo Property  
Town of Davie Project Number: SP-5-3-08/0887 and ZB 5-1-08/0887

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to the Jacob De Mayo Residence located at 5880 SW 70<sup>th</sup> Avenue, Davie, FL. The existing property is zoned R-1 (estate dwelling district containing B1, 172 gross square feet of +/- 2.0 acres. The site plan modification and re-zone application take the eastern half of the property (52,172 s.f.) to an AG-Zoning (Agricultural District) for growing and farming of plant and crops.

**First Citizen Participation Meeting:**

Date: Thursday, July 17, 2008  
Time: 6 p.m. to 7 p.m.  
Location: 5230 S. University Drive  
Suite 103  
Davie, FL 33328

**Second Citizen Participation Meeting:**

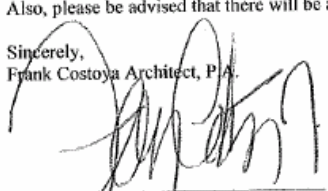
Date: Thursday, July 24, 2008  
Time: 6 p.m. to 7 p.m.  
Location: 5230 S. University Drive  
Suite 103  
Davie, FL 33328

If you wish to submit written comments, please send them to:

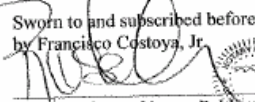
Frank Costoya Architect, P.A.  
5230 South University Drive  
Suite 103  
Davie, FL 33328  
Email: [frank@fcarchitect.com](mailto:frank@fcarchitect.com)  
Phone: (954) 680-4440

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,  
Frank Costoya Architect, P.A.

  
Frank Costoya, Jr., R.A., A.I.A.  
Petitioner for Owner  
Attachments: Location Map, Site Plan & Bldg Rendering

State of Florida  
County of Broward

Sworn to and subscribed before this 7th day of July, 2008  
by Francisco Costoya, Jr.  
  
Rosa Cordero - Notary Public

Rosa Cordero  
Commission #DD370068  
Expires: Nov 08, 2008

☒ Personally Known to me

**(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)**

[www.fcarchitect.com](http://www.fcarchitect.com)

**Exhibit 6 (Public Participation Sign-in Sheets)**



**FRANK COSTOYA ARCHITECT, P.A.**  
 Architecture • Land Planning • Member American Institute of Architects  
 ARO012198 • AA26000696  
 if performing arts

5230 S. University Dr. • Suite 103  
 Davie, Florida 33328  
 Tel.: 954.680.4440  
 Fax: 954.680.4441

**(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)**

**SIGN IN SHEET**

**PUBLIC PARTICIPATION MEETING #1**

**for**

**THE DEMAYO RESIDENCE RE-ZONE**

**SPM-5-3-08/0887**

**July 17, 2008**

NAME	ADDRESS	PHONE	E-MAIL
* William S. Quick, Jr.	6800 SW 58th Ct	954-327-0111	stavequick-1@msn.com
* Cindy Quick	6800 SW 58th Ct	954-327-0111	cindyquick1@yahoo.com
* FRANK COSTOYA	5230 S. UNIVERSITY DR. DAVIE, FL 33314	954.680.4440	Frank@FCArchitect.com
* MARIE PETERSON	6725 SW 59th Ct	954-792-71613	RANDM@BELLSDOOTH.NET
H. KWIAKOWSKI	6450 SW 58th Ct	954 791 0407	HANKHSK@GMAIL
SYED RAZA	11390 NW 26th St	954-423-3599	syed.alay.razza@hotmail.com
GHAZALA RAZA	11390 NW 26th St	954-423-3599	
* Fran Nessen	7450 Pappas Ave CAN	954-797-9591	fran.nessen@aol.com

5230 S. University Dr. • Suite 103  
Davie, Florida 33328  
Tel.: 954.680.4440  
Fax: 954.680.4441

(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

## SIGN IN SHEET

PUBLIC PARTICIPATION MEETING #2

**for**

## THE DEMAYO RESIDENCE RE-ZONE

SPM-5-3-08/0887

24

July 10, 2008

[illegible]



**Exhibit 7 (Public Participation Report)**



**FRANK COSTOYA ARCHITECT, P.A.**

Architecture • Land Planning • Member American Institute of Architects

AR0012198 • AA26000696

performing arts

5230 S. University Dr. • Suite 103

Davie, Florida 33328

Tel.: 954.680.4440

Fax: 954.680.4441

September 30, 2008

David Abramson  
Deputy Planning & Zoning Manager  
Development Services Department  
Planning & Zoning Division  
6591 Orange Drive  
Town of Davie, Florida

Re: Public Participation Meeting Report SPM 5-3-08/088  
The DeMayo Property Site Plan Modification  
5880 S.W. 70<sup>th</sup> Avenue  
Town of Davie, FL 33314

David,

I am writing to provide you with the final report on the Public Participation Meetings held for the Jacob DeMayo Residence project SPM 5-3-08/0887.

Public meetings were held at the Office of Frank Costoya Architect, P.A. on July 17<sup>th</sup> and 24<sup>th</sup>, 2008 from 5:00pm to 7:00pm as per the Meeting Notice.

The attendees were as per the attached sign in sheets for those dates.

We have not received any written responses or phone calls regarding the project or meetings. We have not received any email responses. There were five hundred and seventy (570) total letters mailed.

**Summary**

The participation was positive with no negative result. Fran Nessen attended meeting #1 representing the Exotic Acres residents and had no negative comment. Several neighbors questioned if the nursery or growing of plants was to have retail and we responded that no on site retail sales would be done.

Please incorporate this report into your records.

  
Douglas B. Krawczyk  
Project Director

[www.fcarchitect.com](http://www.fcarchitect.com)



## Exhibit 8 (*Public Correspondence*)

From:	dpignato <dpignato@aol.com>
Recipients:	david_abramson@davie-fl.gov, philip@busey.org, scapeit@bellsouth.net, meco400@aol.com, jwsiiiesq@bellsouth.net, mitu@bellsouth.net, dpignato@aol.com
Subject:	zb 5-1-08, 5880 sw 70 avenue
Date:	09:58:02 AM Today

David,

I live in Calder Farms, just north of this property.

I am opposed to this re-zoning.

There can be only 2 reasons for this.

1. lower their taxes. This could open the door to other acre,( and above), properties to do the same thing and decrease the town's tax revenue.
2. Allow them to grow products, like a nursery, and sell them either wholesale and/or retail without getting a license or permit. In effect this would extend the commercial business line on 70th Avenue beyond the strip mall.

I am requesting that the Planning and Zoning Board deny this application.

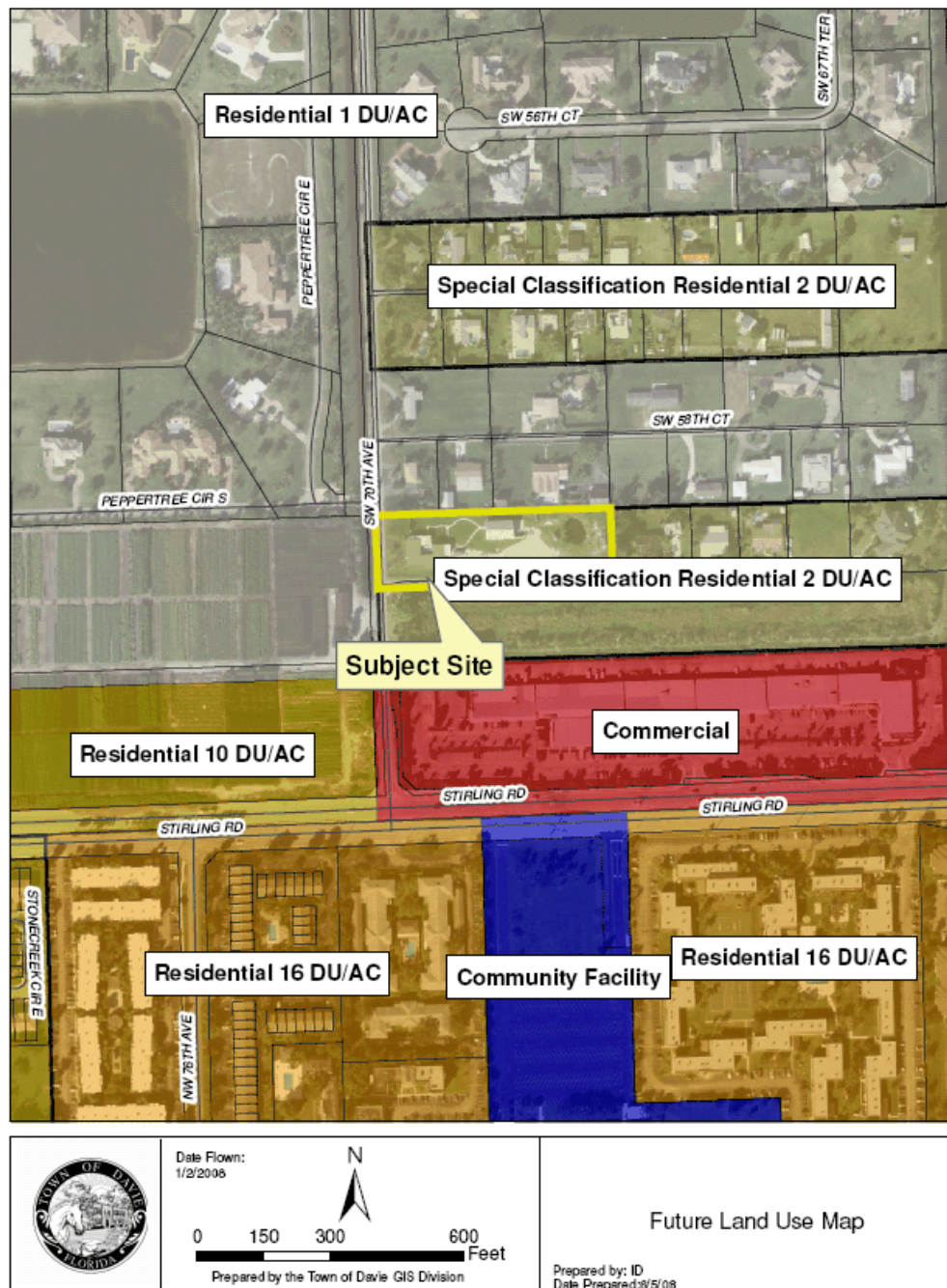
Thank you,

Damiano Pignato  
6920 SW 56 Court  
Davie, Florida 33314  
Cell # 954-734-3811

---

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**Exhibit 9** (*Future Land Use Map*)



**Exhibit 10** (Aerial, Zoning, and Subject Site Map)

